

MEMBERS PRESENT

Peg Birney
Thomas J. Knips
Robert LaColla
Robert Rahema
David Stenger
James H. Wick, Chairman

MEMBERS ABSENT

Brian Callahan, Alternate
Sheila Lahey
Shannon Lashlee, Alternate

OTHER PRESENT

Christopher J. Colsey, Director of Municipal Development
John V. Andrews, Jr., P.E., Town Engineer
Maryann Johnson for J. Theodore Fink, AICP, Town Planning Consultant
Scott L. Volkman, Esq., Town Planning Board Attorney
Jennifer Dean
John Dean
Matthew Rudikoff, P.E.
Margery Groten
Daniel Simone
William H. Povall III, P.E.
Catherine Wick
Eugene D. Ninnie, P.E.
Scott Gance
John Adams, Esq.
Pete Galotti
Richard Rang, P.E.
Daniel Zalinsky

James H. Wick, Chairman at 7:00 p.m., called the meeting to order.

DISCUSSION

JENNIFER DEAN - 7 MAPLE STREET
LOCAL HISTORIC DISTRICT

Mr. Colsey stated that Mr. and Mrs. Dean's house in the (LHD) Local Historic Zoning District at 7 Maple Street in Glenham, New York. Mr. Colsey stated that Mr. & Mrs. Dean are before the Board this evening in accordance with Town Code § 150-61.B, which states, "architectural and aesthetic alterations to residential structures within the LHD require Planning Board review and approval."

Mrs. Dean stated her house was built in 1820 and showed pictures to the Board of the existing house and current damage to the roof and siding.

Mr. Wick asked what type of roof is on the house now. Mr. Dean stated it is pitch roof and they want to maintain the pitch roof.

Mr. and Mrs. Dean presented samples of the types of materials to be used on the exterior of the building.

DISCUSSION
JENNIFER DEAN - 7 MAPLE STREET
LOCAL HISTORIC DISTRICT
(CONTINUED)

Mr. LaColla asked what the Board's role is with this. Mr. Wick stated the Board's role is to review and approve within the Local Historic District.

It was the consensus of the Board that Mr. Colsey to prepare a letter authorizing the alterations as mentioned by Mr. and Mrs. Dean. So moved by Mr. Knips. Seconded by Mr. LaColla. Motion carried.

Mr. Wick stated the Board will entertain a motion to change the order of the agenda this evening. Mr. Wick stated that Mr. Rudikoff is present and would like to discuss the Lead Agency Circulation the Board has received for the Long Dock Beacon Project from the City of Beacon Planning Board. So moved by Mr. Knips. Seconded by Mrs. Birney. Motion carried.

REVIEW
LONG DOCK BEACON PROJECT
LEAD AGENCY CIRCULATION RECEIVED FROM
THE CITY OF BEACON PLANNING BOARD

Mr. Colsey stated this matter was referred to the Board by the City of Beacon Planning Board.

Mr. Andrews stated the City of Beacon Planning Board is the more appropriate agency to serve as Lead Agency.

Mr. Rudikoff stated the project is entirely in Beacon except to the extent that part of it will include the resubdivision of three parcels which are in the Town of Beacon but under water.

Mr. Rudikoff stated that the City of Beacon did determine themselves to be Lead Agent for this project a while ago, a Positive Declaration was issued and the DEIS is under review by the City of Beacon Planning Board. Mr. Rudikoff stated since a resubdivision is going to occur he asked that the Town of Fishkill Planning Board be circulated to.

Ms. Groten stated she is the Senior Project Manager for this project and is employed by Scenic Hudson. Ms. Groten stated that Scenic Hudson acquired this property in 1997 and the purpose at that time was to turn this property into parkland.

Ms. Groten stated the Town of Fishkill's jurisdiction is actually for the acreage that is all under water. Ms. Groten stated technically the Town of Fishkill acreage surrounds this property on all four sides.

Ms. Groten stated the City of Beacon came to Scenic Hudson and stated they didn't want this to be another park. Ms. Groten stated Scenic Hudson asked the City of Beacon what they really wanted to see here and they said would like a hotel, restaurant and some housing. Ms. Groten stated Scenic Hudson is going to lease to the City of Beacon eight (8) acres of the property and the remainder of the property will become parkland.

REVIEW
LONG DOCK BEACON PROJECT
LEAD AGENCY CIRCULATION RECEIVED FROM
THE CITY OF BEACON PLANNING BOARD
(CONTINUED)

Ms. Groten stated at the shoreline they may do some work. Mr. Rudikoff stated that work along the shoreline may open up a Site Plan review in the Town of Fishkill, but this will be discussed in the future.

Mr. LaColla asked what Scenic Hudson's role is in this project. Ms. Groten stated this is Scenic Hudson's only economic development project and they have never done anything like this before. Mr. LaColla stated then Scenic Hudson is open to economic development. Ms. Groten stated we'll see how this project goes.

Mr. Knips made a motion that the Board consent to the City of Beacon serving as Lead Agency for this proposal. Seconded by Mrs. Birney. Motion carried.

ZBA REFERRAL - 90 OLD CASTLE POINT ROAD

Mr. Colsey stated this is located in the R-40 Zoning and this family would like to build an attached garage on the side of their home and they are requesting a variance as this will create an 11' side yard setback when 25' is required.

It was the consensus of the Board that this variance is a matter of local concern.

OTHER ITEMS DISCUSSED
STATUS OF DUTCHESS MALL DEMOLITION

Mr. Wick asked Mr. Andrews if he knew of the status of the demolition of the Dutchess Mall. Mr. Andrews stated as a consequence there were a series of steps one of which was an asbestos survey of the building which involves the NYS Department of Labor and also they also had to do some asbestos abatement which has extended the time in which they were planning on demolishing the building.

Mr. Andrews stated in certain situations because of the age of the building it is treated as if asbestos is present. Mr. Andrews stated he believes the asbestos abatement is coming to completion.

REVIEW
JULY 13, 2005 PLANNING BOARD MEETING MINUTES

Mrs. Birney made a motion that the Board adopt the July 13, 2005 Planning Board Meeting Minutes as amended. Seconded by Mr. Knips. Motion carried.

PUBLIC HEARING
WATERFRONT AT FISHKILL - PHASE V TOWNHOUSES
SUBDIVISION AND SITE DEVELOPMENT PLAN

Mr. Knips recused himself from the Board for this public hearing.

FINAL

PUBLIC HEARING
WATERFRONT AT FISHKILL - PHASE V TOWNHOUSES
SUBDIVISION AND SITE DEVELOPMENT PLAN
(CONTINUED)

The preliminary public hearing for the Waterfront at Fishkill - Phase V Townhouses - Subdivision and the preliminary public hearing for the Waterfront at Fishkill Phase V - Site Development Plan were called to order by the Board at 7:30 p.m. Mr. Wick read aloud the Notices of Public Hearing.

Mr. Simone stated that this project is located on Brockway Road South, in the RMF-5 Zoning District and consists of 52 ± acres. Mr. Simone stated the original Waterfront at Fishkill project was approved in 1991, which consisted of nine (9) phases of development; a 105,000 square foot retail facility and a waterfront development. Mr. Simone stated this is the final phase of the Waterfront at Fishkill development. Mr. Simone stated Phase 1 is Avalon View, Phase 2 is Streamside Knolls, Phase 3 is Holly Ridge and Phase IV is Rivercrest apartments.

Mr. Simone stated we chose to develop this strictly as a townhouse development reducing the overall density of this proposal. Mr. Simone stated the application is for 256 townhouse units of that component 18 affordable units have been incorporated into the project at the request of the Town and these affordable units are mixed throughout the development. Mr. Simone stated there is on-site recreation for the facility and a greenway trail.

Mr. Simone stated Brockway Road is being completed and will lead to a bridge that will connect to the peninsula.

Mr. Wick asked if there were architectural renderings for this project. Mr. Simone stated they have not developed them yet.

Mr. Simone stated all the units contain at least one (1) car garage with the majority of the units on the exterior being two (2) car garages. Mr. Simone stated sidecar garages have been incorporated on the units along the ridgelines of the property. Mr. Simone stated the existing gravel drive will be updated for emergency access to this development.

Mr. Wick asked if there were any questions, comments or concerns regarding this proposal.

Mr. Strifler a resident of Holly Ridge asked if there is a public session on the agenda this evening to discuss items needing to be taken care of by this developer. Mr. Andrews stated public sessions are down at Town Board meetings. Mr. Strifler stated he did send a certified letter to the Supervisor expressing that he wanted to discuss items that need to be addressed by the developer at Holly Ridge but did not receive a response from the Supervisor. Mr. Andrews stated he would look into this for Mr. Strifler.

Mr. Strifler stated a sewage treatment plant already exists and asked if it will be expanded at all. Mr. Andrews stated it is owned by the Town of Fishkill and the Town is investigating it and will likely replace it as it is a plant that would be expanded but it would be replaced.

PUBLIC HEARING
WATERFRONT AT FISHKILL - PHASE V TOWNHOUSES
SUBDIVISION AND SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Strifler asked if the developer will be required to be put money toward this the replacement of the sewage plant. Mr. Andrews stated there are requirements as part of the earlier approval which they must comply with. Mr. Andrews stated there a number of items that have to be dealt with financially on the Town's part.

Mr. Strifler asked if the sludge will be taken care of by trucks coming in and out. Mr. Andrews stated it is likely that it will be more of a liquid rather than a solid type of sludge. Mr. Strifler stated the trucks go by his unit and are extremely loud. Mr. Strifler asked if the road that goes into the site will be a dedicated road to the Town or will the HOA have to maintain it. Mr. Andrews stated the road going to the sewage treatment plant will be maintained by the HOA. Mr. Strifler asked if that is fair burden to put on the HOA. Mr. Andrews stated there are documents in place for access to the land.

Mr. Strifler stated it sounds as if a bearing is going on the sewage treatment plant as it is very loud and he can hear it from his property. Mr. Andrews stated he would investigate this.

Mr. Andrews stated the Town currently has all the necessary easements and documents to access the facility. Mr. Andrews stated that the Town will have no less than what is necessary to maintain the plant. Mr. Strifler stated accept that the HOA will be stuck maintaining the road.

Mrs. Bretsch stated she is a member of the HOA at Holly Ridge and a resident of Holly Ridge. Mrs. Bretsch stated she has learned a lot about the HOA. Mrs. Bretsch asked Mr. Simone the total number of units for all phases. Mr. Simone stated 1,039, which includes all phases, except for the Marina Parcel. Mr. Simone stated that the marina parcel was specifically left out of the approvals originally as the Town was in the process of writing up the regulations for the Waterfront zone. Mr. Simone stated the marina parcel is going through the SEQRA process with the Town Board at this time.

Mr. Bretsch stated she is very concerned about the lack of egress for this total amount of units as it is a lot of car traffic coming out at one traffic light. Mr. Bretsch stated she now understands what an HOA is about. Mrs. Bretsch stated the HOA will have the responsibility of taking care of the roads and she is concerned about the massive growth going on in this area.

Mr. Eberle asked what the definition of affordable is. Mr. Simone stated the affordable housing component under the Town of Fishkill Code is 80% of the median income of Dutchess County. Mr. Simone stated the sales price is set by the Town of Fishkill based upon no more than 30% of annual income.

Ms. Lewis a resident of Holly Ridge asked where this development is in relation to the polluted areas that the NYSDEC is reviewing. Mr. Simone pointed the area out on the site plan to Ms. Lewis.

Mr. Strifler asked what is going to be done about the 2" of dust that is coming across Industrial Way. Mr. Simone stated he will look into this.

PUBLIC HEARING
WATERFRONT AT FISHKILL - PHASE V TOWNHOUSES
SUBDIVISION AND SITE DEVELOPMENT PLAN
(CONTINUED)

Mr. Knapp stated he is looking to become a possible resident of this project and asked what the approximate price range of the units will be. Mr. Simone stated he doesn't set the price for these units himself. Mr. Simone in the early part of 2006 they will seek final approval and will possibly be able to quote a price at that time.

Mrs. Bretsch stated she would like to be assured that the Chelsea Fire District can handle this additional amount of units. Mr. Simone stated currently the dedication of the new Chelsea Fire House is set to be dedicated sometime in September this year.

Mr. LaColla made a motion that the Board close the preliminary public hearing for Waterfront at Fishkill - Phase V Townhouses - Subdivision at 7:55 p.m. Seconded by Mrs. Birney. Mr. Knips abstained. Motion carried.

Mr. LaColla made a motion that the Board close the preliminary public hearing for the Waterfront at Fishkill - Phase V Townhouses - Site Development Plan at 7:56 p.m. Seconded by Mrs. Birney. Mr. Knips abstained. Motion carried.

PUBLIC HEARING
LANDS OF WICK, SOVIK & HYATT
SUBDIVISION & RESUBDIVISION

Mr. Wick stated he is recusing himself from this public hearing as he is one of the applicants and appointed Mr. Knips the Acting Chairman. Mr. Wick left the meeting room.

The preliminary public hearing for the Lands of Wick, Sovik, Hyatt - Subdivision and Resubdivision was called to order by the Board at 7:58p.m. Mr. Knips read aloud the Notice of Public Hearing.

Mr. Povall stated they are here this evening for a subdivision and resubdivision project. Mr. Povall stated that Parcel A is owned by Mr. and Mrs. Wick a few hundred feet north of Magnolia Drive and Route 9D. Mr. Povall stated Parcel B is owned by the Soviks and Parcel C is owned by the Hyatts. Mr. Povall stated they are proposing to do lot line realignment (resubdivision) with Parcel B as some property from Parcel A will be given to Parcel B and some property from Parcel A will be given to Parcel C.

Mr. Povall stated they are also going to create two (2) additional building lots. Mr. Povall stated this subdivision conforms to the zoning regulations for the R-20 Zoning District. Mr. Povall stated the new homes as well as the existing homes are proposed to be tied into the Rombout Water and Sewer District.

Mr. Knips asked if there were any questions, comments or concerns regarding this proposal.

PUBLIC HEARING
LANDS OF WICK, SOVIK & HYATT
SUBDIVISION & RESUBDIVISION
(CONTINUED)

Mr. DeMercurio, an adjoining property owner to Mr. Wick, stated he has nothing against Mr. and Mrs. Wick but has had to put up with a lot of development and when they moved into the property, they moved to be slightly isolated. Mr. DeMercurio stated they now can see the new dental prosthetics building and with all the development going on it has changed the climate of the development. Mr. DeMercurio stated they do not see foxes or deer anymore and he can hear pounding and large equipment. Mr. DeMercurio stated that he can see a boat being stored in the back of Hudson Valley Dental Prosthetics building. Mr. DeMercurio stated if he had a choice as to whether this property should be fully developed, he would say no.

Mr. McKinney of Beacon Light Table Church asked what the pink line is on the drawing. Mr. Povall stated it indicates the property frontage. Mr. Povall stated the existing driveway will be widened and will be a shared driveway and there are no new entrances proposed on to Route 9D.

Mr. McKinney asked if any studies have been done for the traffic that will be added to Route 9D. Mr. Povall stated they did not study the traffic with this application as you are looking at only two (2) cars additionally during the peak hour. Mr. Povall stated there are standards in place for traffic and when you look at these standards one (1) car will be created for each home during the peak hours.

Mr. Knips stated the Board certainly recognizes the traffic as it is today on Route 9D, but the Board is indicating that this development will not affect the traffic as it is today.

Mrs. Wick stated that Mr. McKinney should know that a proposed traffic light is being proposed further up the road.

Mr. Andrews reviewed his memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the original minutes.

Ms. Case of Magnolia Drive asked what the dotted line is on the drawing. Mr. Povall stated it indicates the frontages.

Mr. Knips asked if there were any additional questions, comments or concerns regarding this proposal. There was no response from those in general attendance.

Mr. Andrews reviewed his memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the current minutes.

Mr. Povall stated he believes separate driveways can be constructed but he will need to provide this information to the Board.

Mr. Stenger stated asked if a shared driveway is approved and if a private driveway is wanted by the private homeowner, will they need NYSDOT approval. Mr. Andrews stated yes and if they won't grant an approval that would speak to practical hardship for constructing the private driveways.

PUBLIC HEARING
LANDS OF WICK, SOVIK & HYATT
SUBDIVISION & RESUBDIVISION
(CONTINUED)

Mr. Andrews stated you will find in the Dutchess Junction area NYSDOT has restricted access to one single point but in each case we go through the process and usually most of the driveways can be accommodated in that area.

Mrs. Birney made a motion that the Board circulate its intent to be Lead Agency to the Department of Health and the NYS Department of Transportation. Seconded by Mr. LaColla. Mr. Wick abstained. Motion carried.

Mrs. Johnson reviewed Mr. Fink's memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the original minutes.

Mr. Knips asked if there were any further questions, comments or concerns regarding this proposal.

Ms. Hyatt stated she heard mention about the silt fencing and asked where they would be located. Mr. Povall stated silt fence is a temporary fence, which is required during construction and pointed out on the drawing where the silt fence will be located

Mr. Knips asked if there were any further questions, comments or concerns regarding this proposal. There was no response from those in general attendance.

Mrs. Birney made a motion to close the public hearing at 8:35 p.m. Seconded by Mr. LaColla. Motion carried.

Mr. Volkman stated there is a requirement in the Town Code, which pertains to a variance procedure for road frontage, and since this requires access over that, he believes a variance will be required from the ZBA before a building permit is granted. Mr. Volkman stated this is being proposed with a common driveway with a proper agreement.

Mr. Knips stated he unsure as to whether to direct the Applicant to the ZBA or not and asked Mr. Volkman his opinion.

Mr. LaColla stated if the owners move forward as is and they put off the variance aren't they running the risk of having an unbuildable lot. Mr. Volkman stated often times a request for a variance can run parallel to the subdivision approval.

Mr. Knips stated the Chair will entertain a motion to prepare a Resolution of Preliminary Approval for review at the August 11, 2005 Planning Board meeting. So moved by Mr. LaColla. Mr. Wick abstained. Motion carried.

PUBLIC HEARING
LANDS OF WICK, SOVIK & HYATT
SUBDIVISION & RESUBDIVISION
(CONTINUED)

Mr. Andrews stated he would like to remind the Board that it has just made a motion to circulate for Lead Agency to the Department of Health and the NYSDOT which requires a thirty (30) day period of review so the Board will not be able to vote on the Resolution at the next meeting unless Mr. Povall can obtain a response before the thirty (30) day period.

REVIEW
WESTAGE LOT 5 HOTELS - SITE DEVELOPMENT PLAN

Mr. Andrews reviewed is memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the original minutes.

Mr. Andrews stated Mr. Adams delivered the Traffic Study, this evening, which was distributed to him and Mrs. Johnson and suggested that the Traffic Study is missing some documentation and that a complete Traffic Study must be submitted.

Mrs. Johnson reviewed Mr. Fink's memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the original minutes.

Mr. Stenger stated he is confused as to why a new letter is required by the NYSDEC. Mr. Wick stated the letter is 20 years old and should be updated.

Mr. Andrews stated there was an overall drainage study done when the Westage Business Center was done. Mr. Andrews stated when it comes to water quality treatment it becomes part of each parcel and functions independently. Mr. Andrews stated there is no cumulative treatment pattern for water quality but some language may need to added.

Mr. Ninnie stated he would like to address the lighting. Mr. Ninnie stated the bollards are a more effective way to light without obstruction.

Mr. Ninnie presented to the Board an architectural drawing of Spring Hill Suites and Townplace Suites.

Mr. Knips asked how visible Spring Hill Suites will be from Route 9 and I-84. Mr. Ninnie stated he is not sure.

Mr. Gance stated he is one of owners. Mr. Gance stated Marriott has to stick within certain prototypes and guidelines to maintain their corporate image. Mr. Gance stated they do try to change these to accommodate each town. Mr. Gance stated this is a very nice quality with the earth tones.

Mrs. Birney suggested that photographs be provided of other Springhill Suites and Townplace Suites within the northeast.

FINAL

REVIEW
WESTAGE LOT 5 HOTELS - SITE DEVELOPMENT PLAN

Mr. Gance stated if the Board has specific suggestions of what they want to see on the building he would be more than happy to address them. Mr. LaColla suggested that the architectural elements of the Town be taken into consideration. Mr. Gance stated he would certainly take the comments back to his headquarters and try to address them.

Mr. Rahemba suggested using the cultured stone in the columns and possibly brick at the bottom of the building.

Mrs. Birney stated she noticed that the stone is at the bottom of the building and stated that all you're going to see from the distance is the top part of the building and it doesn't seem to feel like it is appropriate where it is being proposed.

Mr. LaColla suggested bringing the roofline down. Mr. Gance stated he will definitely bring it back to headquarters and discuss it with them.

Mr. Andrews suggested that the Board is unhappy and the design needs to be revisited. Mr. Stenger stated he thinks the Townplace Suites looks great, but he doesn't like the Spring Hill suites and that more brick would be beneficial.

Mr. Wick asked Mr. Ninnie to explain the cooper roof. Mr. Ninnie stated it is a steel product made to look like aged copper and it is a standing seam metal roof. Mr. Wick asked Mr. Ninnie to bring in an actual sample of the roof material.

Mr. Gance asked if the comments are addressed and they try to improve the renderings can, they possibly obtain a preliminary approval at the next meeting. Mr. Wick stated not at the next meeting as the deadline for submittal has already past, but possibly at the last meeting in August.

Mr. Andrews stated the Board needs to close SEQRA on this project and issue either a Negative Declaration or a Statement of Consistency.

Mrs. Birney suggested that Mr. Ninnie submit a landscaping plan in color.

Mr. Andrews suggested that the Board empower he and Mr. Colsey to draft a Negative Declaration or Statement of Consistency for the August 25, 2005 Planning Board meeting. So moved by Mr. Knips. Seconded by Mr. LaColla. Motion carried.

VAN WYCK @ MERRITT PARK - 28 UNIT EXPANSION
AMENDED SITE DEVELOPMENT PLAN

Mr. Andrews stated this is a Resolution of Approval for the additional 28 units for Van Wyck at Merritt Park.

Mr. Andrews stated Ms. Davis and he modified it substantially. Mr. Andrews stated a "Whereas" was added at the top of page 2.

FINAL

VAN WYCK @ MERRITT PARK - 28 UNIT EXPANSION
AMENDED SITE DEVELOPMENT PLAN

Mr. Rang stated he consents to the amendments made to the document this evening.

Mr. Knips made a motion that the Board adopt the Resolution of Preliminary Approval as amended during the course of discussion this evening and that the Chairman sign it. Seconded by Mr. Knips. Motion carried.

VAN WYCK @ MERRITT PARK - AMENDED SITE DEVELOPMENT PLAN

Mr. Galotti stated it is not Toll Brothers intent to change the landscape plan they just want the opportunity to make substitutions just in case the particular plants are not available. Mr. Galotti stated a majority plantings are being eaten by deer.

Mrs. Birney asked if the substitutions will work better so the deer won't eat it. Mr. Galotti stated hopefully. Mr. Galotti stated they also would like to put bigger shrubs in front of the units rather than the low ground cover.

Mrs. Johnson reviewed Mr. Fink's memorandum to the Board dated July 28, 2005; a copy of this memorandum is attached to the original minutes.

Mr. Galotti stated they have added an one (10 more elevation on the Brookline Model that was suggested by their customers.

Mr. Galotti stated in the single-family units they have added two (2) additional brick colors to bring the total number of brick color choices to five (5) colors.

It was the consensus of the Board that the new brick colors were acceptable and that the landscaping substitutions were acceptable in accordance with Mr. Fink's memorandum.

Mr. Galotti also asked if he could utilize the black and white type signs on the private roads. The Board stated this was acceptable but Mr. Galotti needs to check with the Highway Superintendent and E-911.

OTHER ITEMS DISCUSSION
VINCENT MOTORS - NYS ROUTE 52

Mr. Wick stated years ago, Marshall & Sterling out on Route 52 obtained an approval and that a used car dealership is currently operating without an Amended Site Plan Approval from the Planning Board. Mr. Colsey stated he visited the site and they claimed that because it was zoned properly they could operate the car lot. Mr. Colsey stated they will be in with a Site Development Plan within 30 days.

SIGN LAW STATUS

Mr. Colsey stated Ms. Gomes of Van Dewater and Van DeWater is finished with her review and has offered to show the final language to Mrs. Birney and Mr. LaColla and it will be on the table at the next Town Board meeting.

FINAL

OTHER ITEMS DISCUSSED
HUDSON VALLEY TOWNE CENTER - SIGNAGE

Mr. Wick stated there are signs all over the place in the Towne Center and Mr. Livshin is calling them directional. Mr. Colsey stated many of those signs will be eliminated.

Mr. Colsey stated regarding the flea markets signs at the Dutchess Mall; Mr. Livshin stated to Mr. Zack that he would be removing the Flea Market signs by 12:00 a.m. tomorrow.

Mr. Volkman reviewed his letter to Ms. VanTuyl dated July 26, 2005.

COMPREHENSIVE PLAN UPDATE

Mr. Colsey stated the Supervisor advised him that the Town Board will be reviewing it and the Board is to sit tight until further notice.

Mr. Wick stated the Board, with the Town Board's approval, has been pushing things forward such as signage law changes. Mr. Wick suggested that the wording in the Town Code needs to be included that will give the Board architectural review authority. Mr. Wick suggested that a one-liner does appear in the Poughkeepsie Code. Mr. Wick stated we need the design standards book created for architectural review and requested that Greenplan, Inc. prepare an estimate to what it will cost to prepare such a book. Mr. Colsey stated for clarification the one-liner that Mr. Wick referred to earlier appears in the Town of Poughkeepsie Code.

Mr. Knips made a motion that the Board close the meeting at 10:15 p.m. Seconded by Mr. LaColla. Motion carried.

Respectfully submitted,

Debbie Davis
Planning Board Secretary

Attachments to the original minutes